



OASIS

BENDINAT

Stage 1 - Brief and Feasibility Design

Introduction

Please find on the following pages my feasibility study for the residential projects and masterplan around Lot 56, Marigot Bay. The study resumes the project brief and illustrates the initial ideas that we discussed together during my visit in Saint Lucia.

Please consider the attached study as a starting point from which we can discuss the project and improve and/or change the designs during the coming design stages.

The further design development will also be largely influenced by the exact site survey and the setback dimensions that have to be respected. I would think, that the overall building arrangement can remain as illustrated, but most likely the building footprint and its interior spaces will have to be a bit smaller.

As discussed, I'd also like to test a single house on Lot 56, while maintaining the Condo Layouts for the sites located adjacent to the Shopping Mall and behind the Chateau Mago restaurant. I will prepare a respective sketch design in the coming weeks, so we can compare the two options and then take the better one forward for the further design development, planning and eventually construction next year.

The following sketches and illustrations shall be read in conjunction with the separate Feasibility Design Report, also dated 29.10.2018.

Design Brief

The following brief for the LOT 56 and the wider Masterplan summarises the outcome of the site visits and design meetings during the week of the 08.-15. October 2018

As initial brief this forms the basis for the feasibility study and initial design proposals.

It is however likely and expedient that both the brief and design will evolve together during the progress of the project to continuously improve all elements of the development.

(masterplan building mix, architectural design, market research, financial viability)

LOT 56

2 condominiums with the following features (each)

- ~ 1500 - 2000 sqf
- 2 - 3 storey structure
- hall space with access to "powder room" (toilet)
- open and spacious living room – dining room – kitchen area
- kitchen with pantry area and/or separate utility room
- terrace with inside outside feel, while being able to air-condition the key interior spaces
- 2 - 3 bedrooms (ideally each with its own ensuite bathrooms)
- showers in the bathrooms only,
but include a large outdoors tub for the master bedroom, if feasible
- master bedroom with terrace (potentially roof terrace)
- in case of a 3 bedroom arrangement,
one of the bedrooms shall be flexible for multiple uses (office, ...)
- potentially a plunge pool, but not a priority
- 1 – 2 dedicated parking spaces each (covered, carport or garage)
- large water tank (individually per unit, or community tank?)
- plant room

The buildings and their spaces shall be arranged in such a way as to optimise the views across the bay.

The possibility of septate room rentals (Airbnb or similar) would be a great benefit.

With reference to potential Chinese buyers, consideration (within reason) shall be made to the "feng shui" of the Architecture and Interiors.

For example the staircase shall not be immediately linked to the entrance door of the houses, if feasible.

Masterplan (LOTS 261, 360, 358, 359, 357, 40, 42, 56)

The Masterplan shall aim to maximise the total usable floor area across the sites, while maintaining a design that is in harmony with the site and its surrounding nature.

The masterplan shall be developed as mixed used development of predominantly residential but also commercial use.

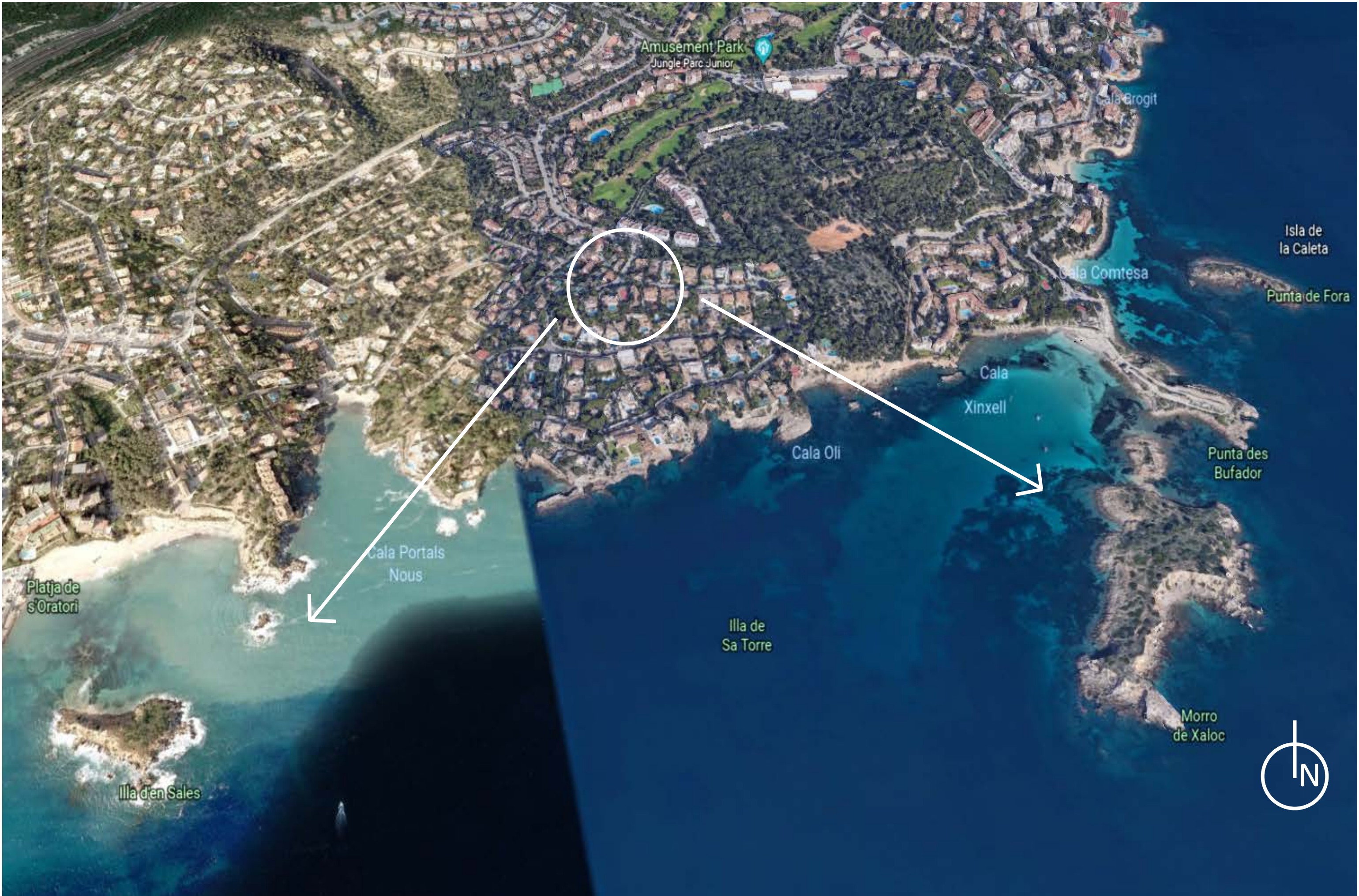
Within the residential use, the focus shall be on condominiums, but single houses are also to be included for a more varied architecture.

A communal pool would be of benefit for everyone of this new development.

The commercial use may include larger spaces for offices and/or retail (bank, supermarket, shops) a coffee shop, a spa and a potentially remodelled/rebuild Chateau Mago restaurant.

Lot 359 currently contains several small fisherman's huts, which maybe remodelled, but shall be preserved to keep the local trade on side.



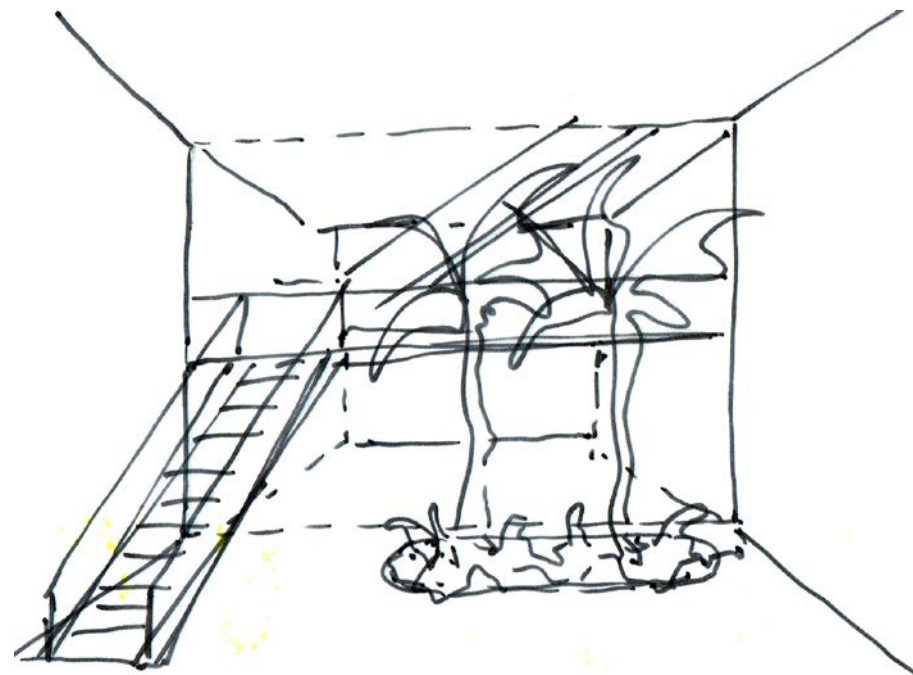
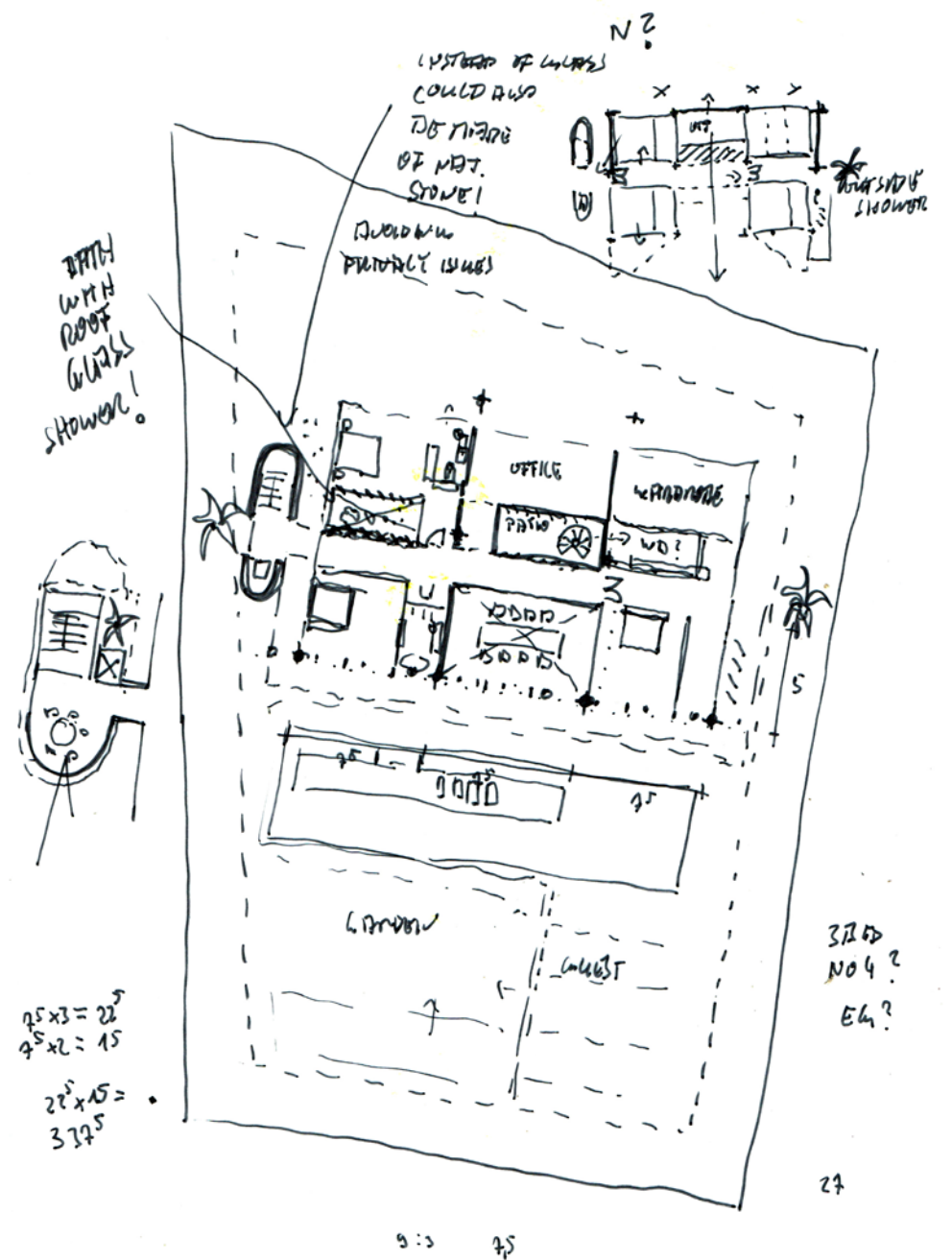
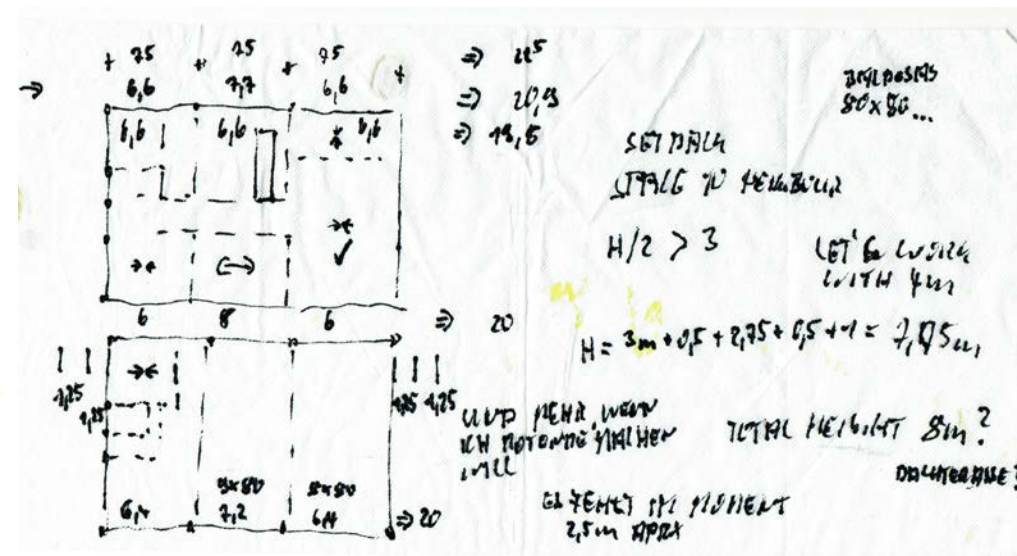
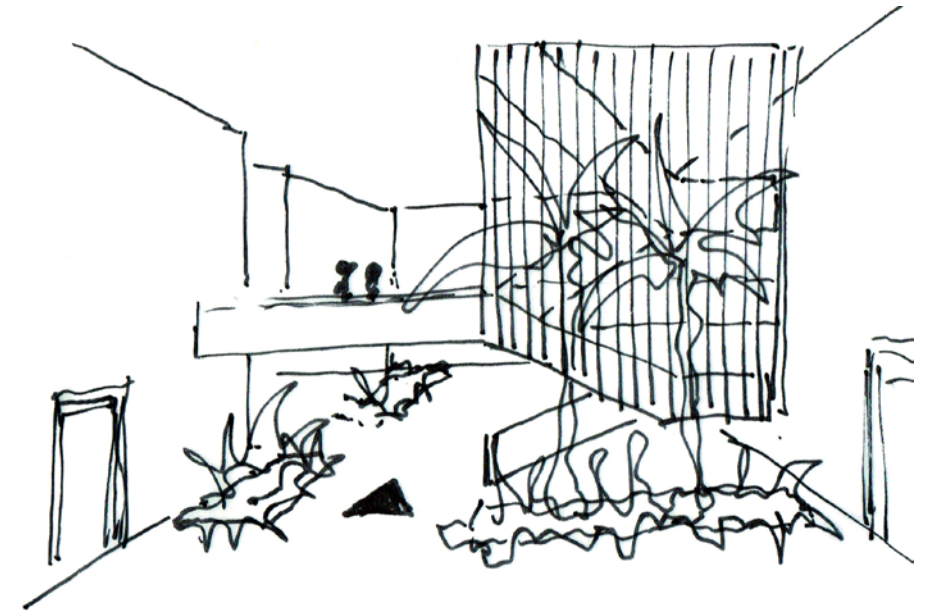


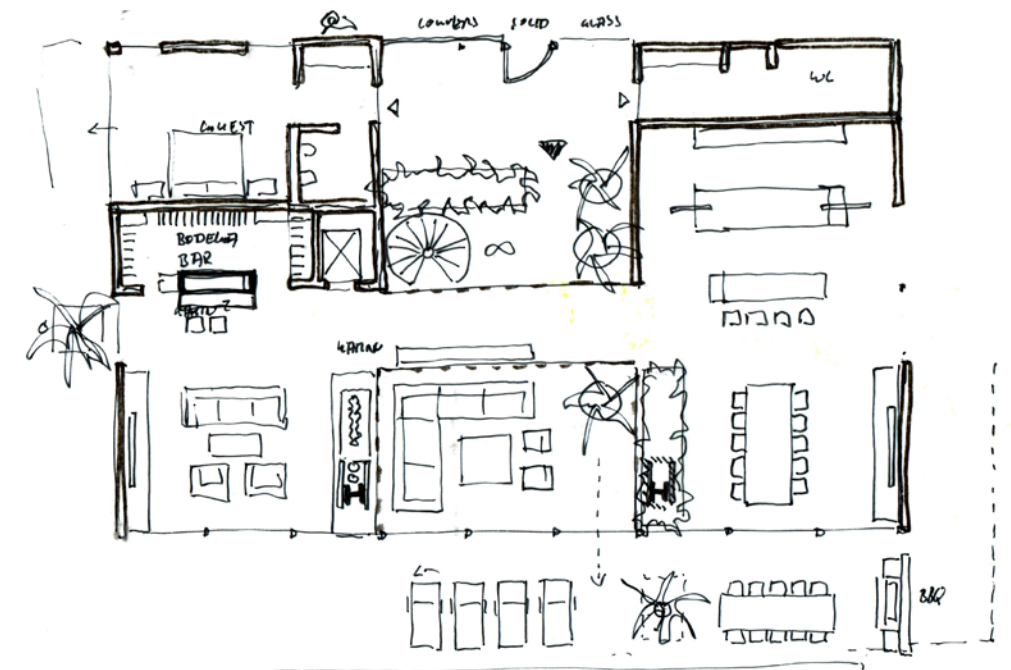
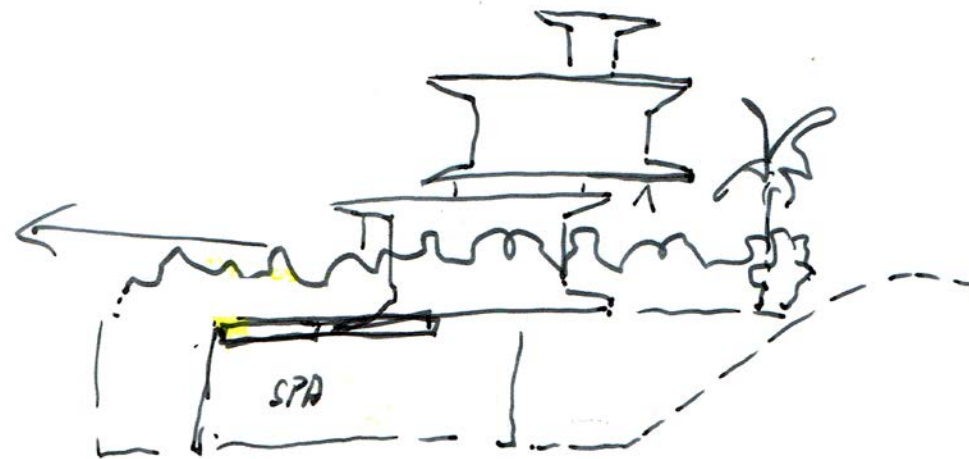
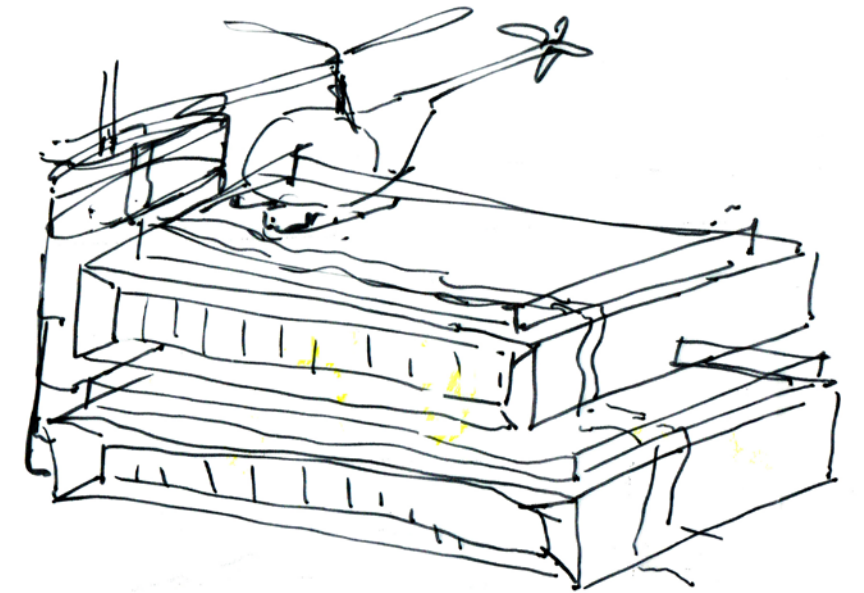
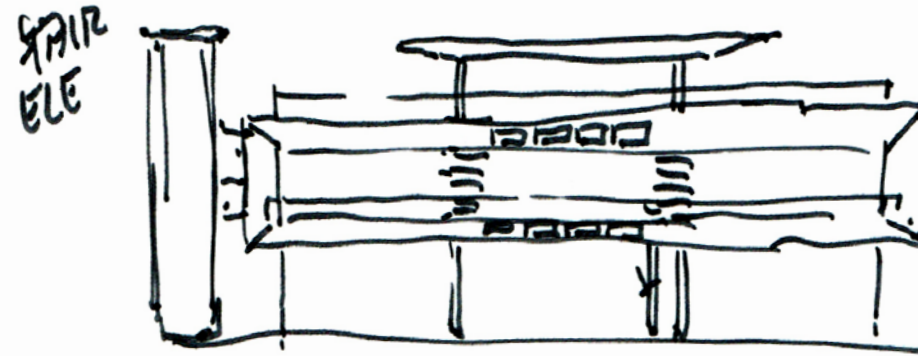
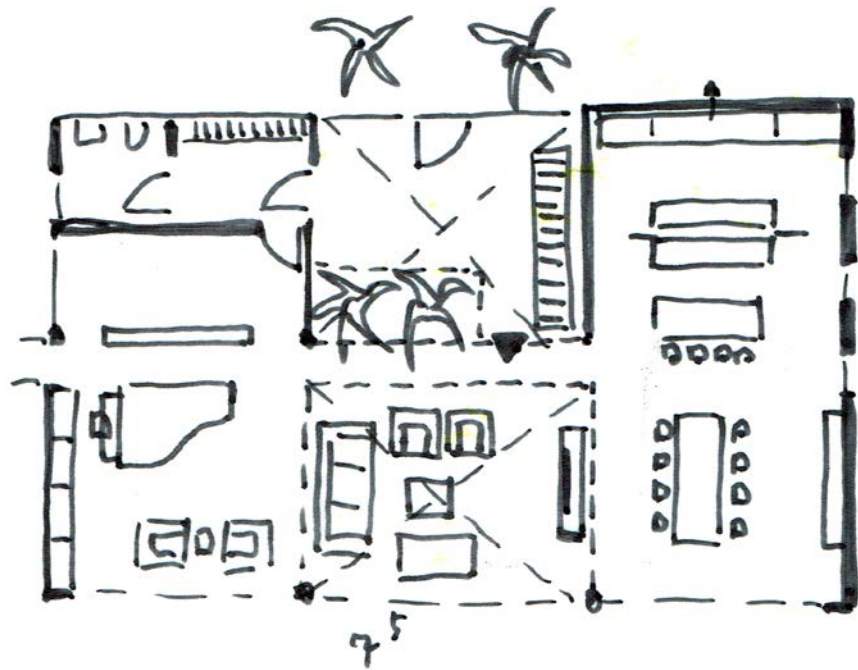
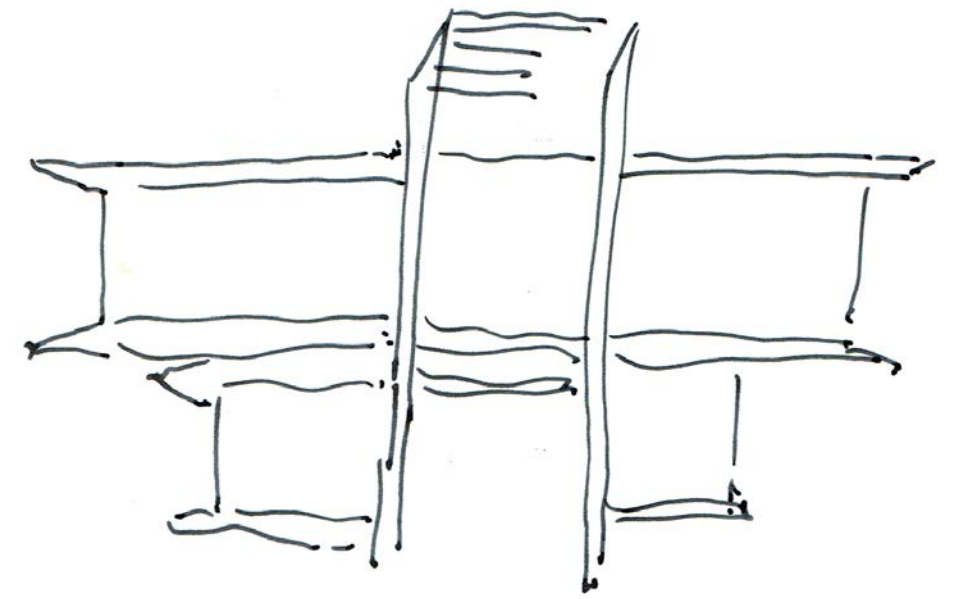
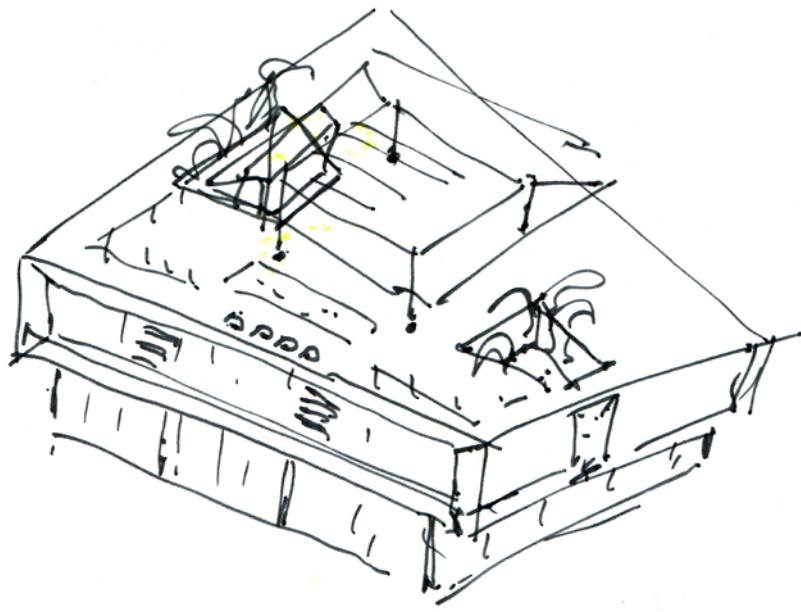


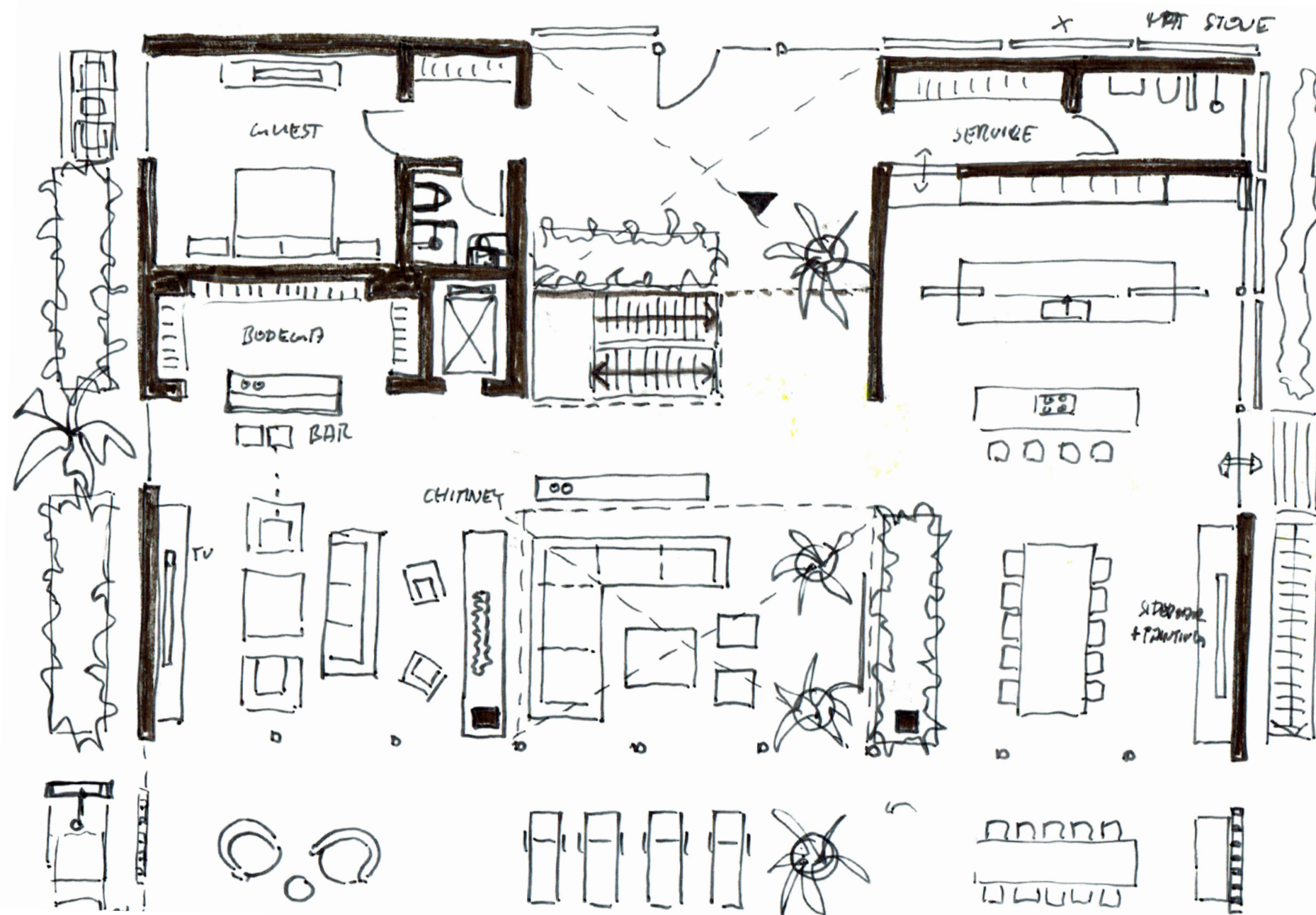
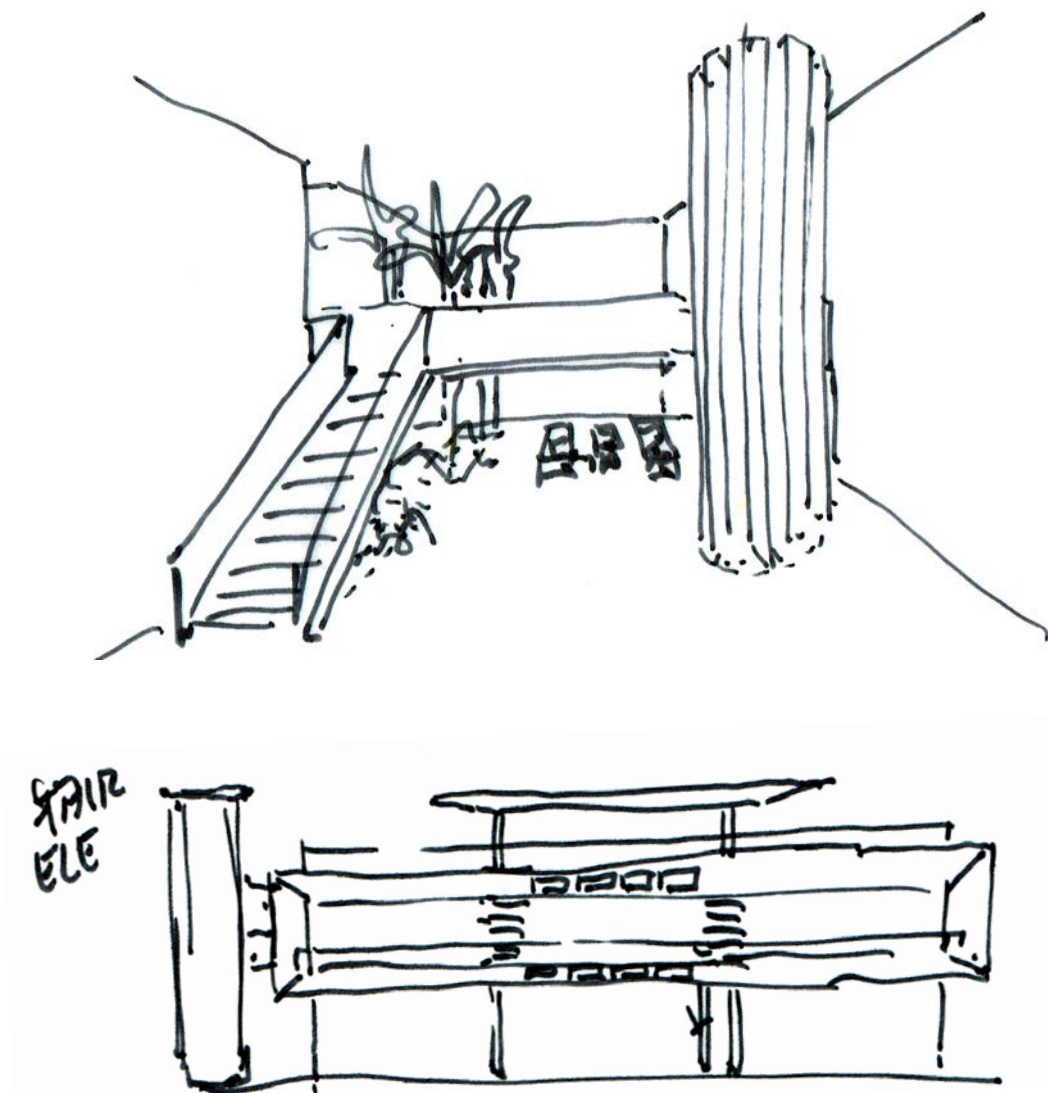




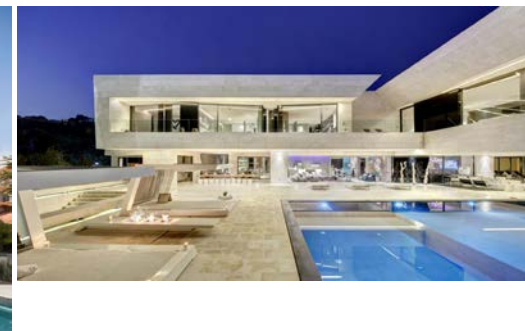
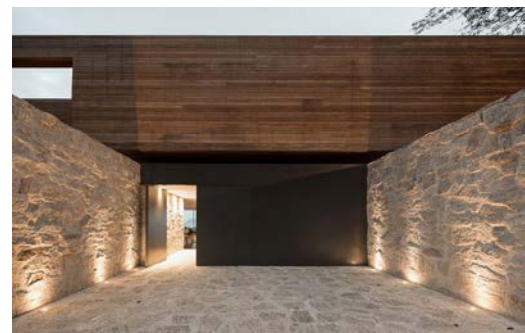
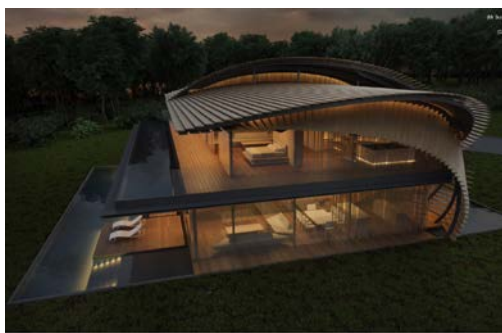


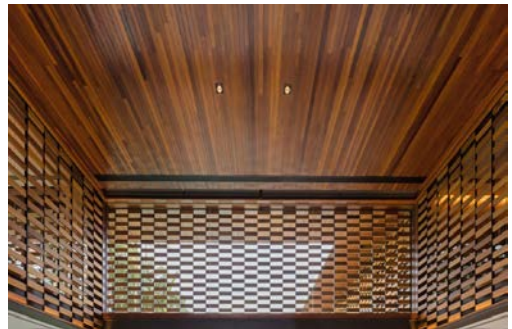


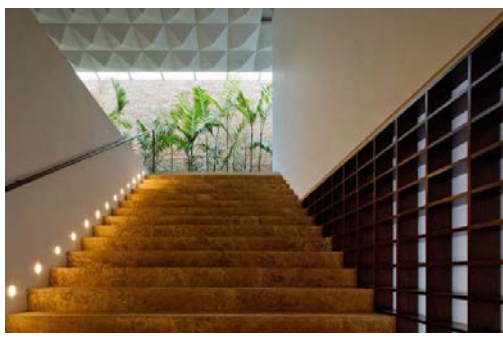
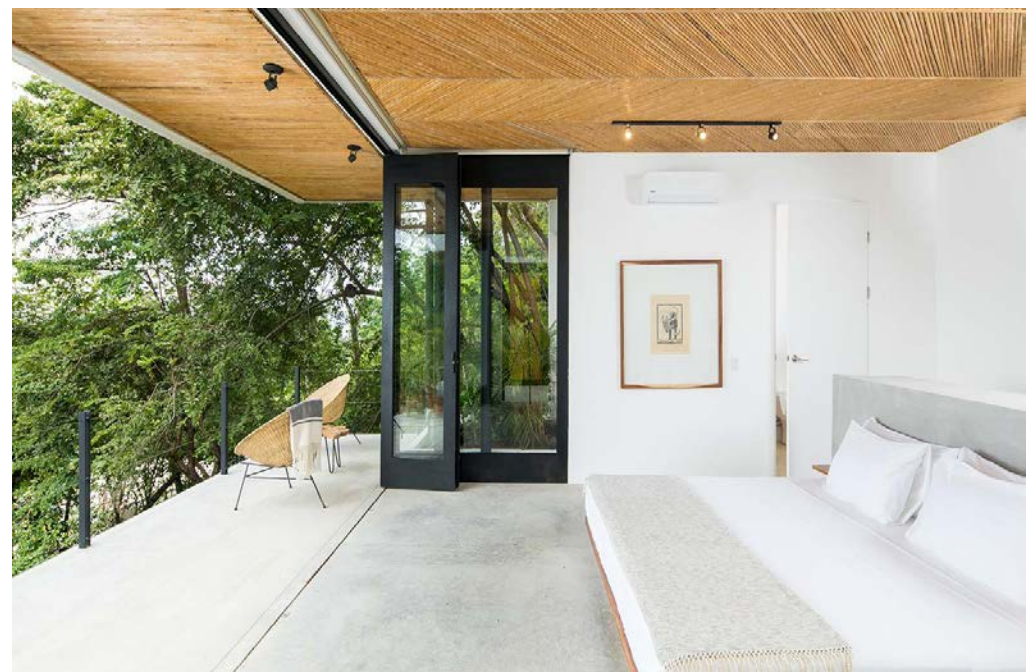
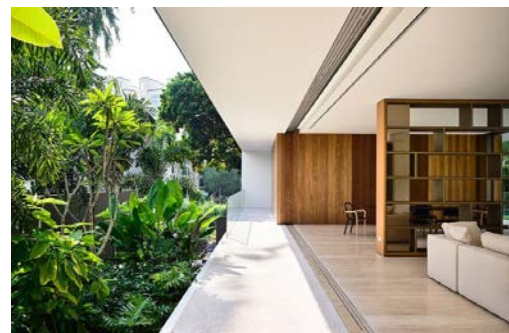


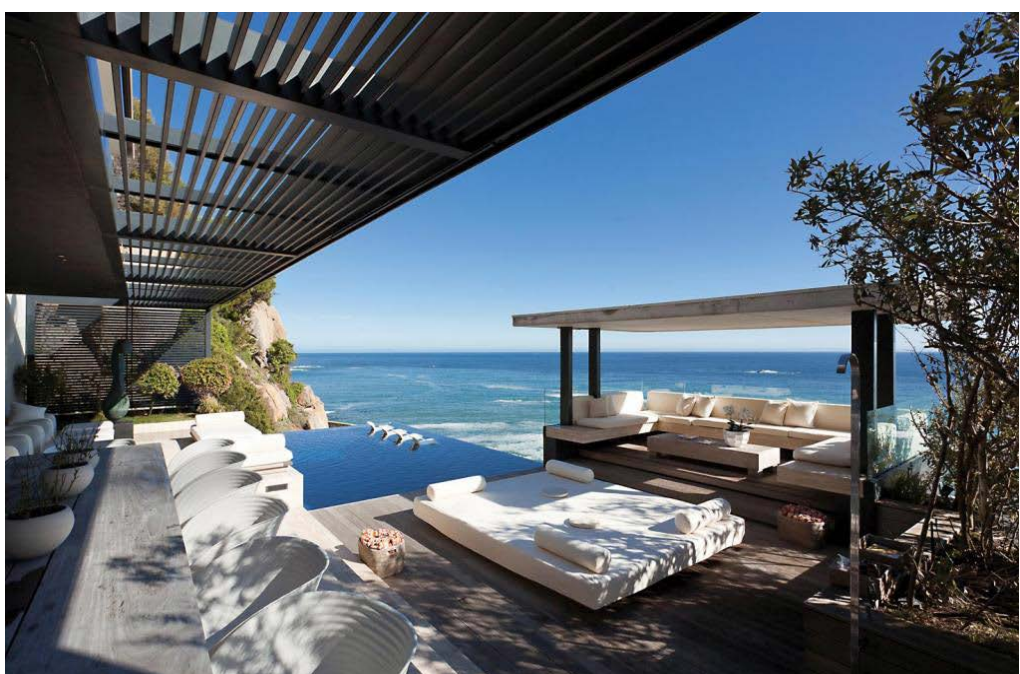
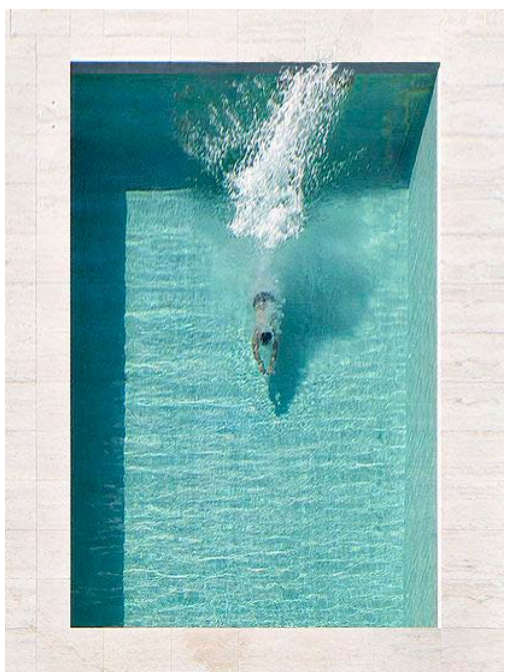
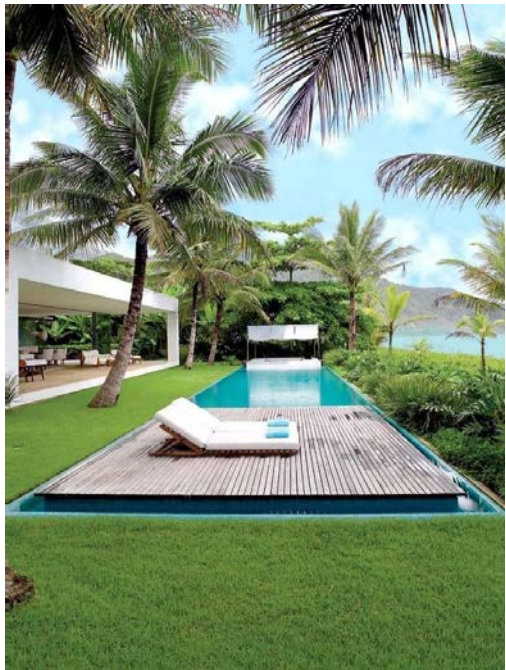


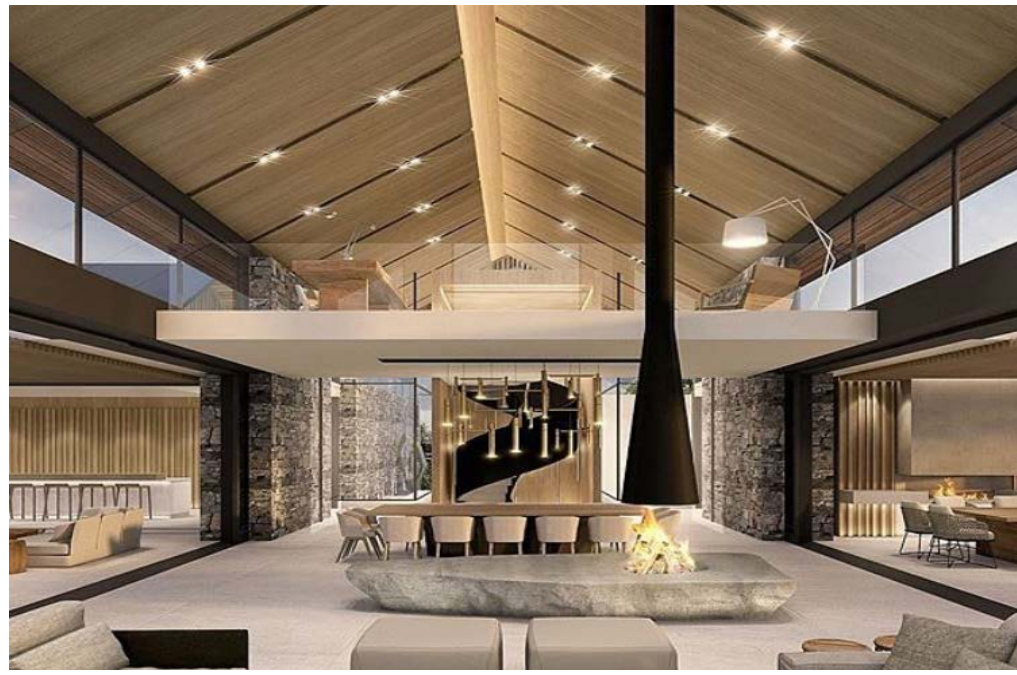
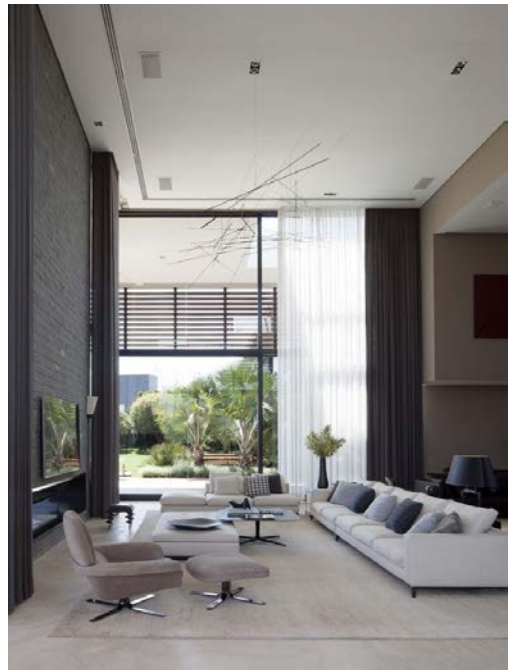


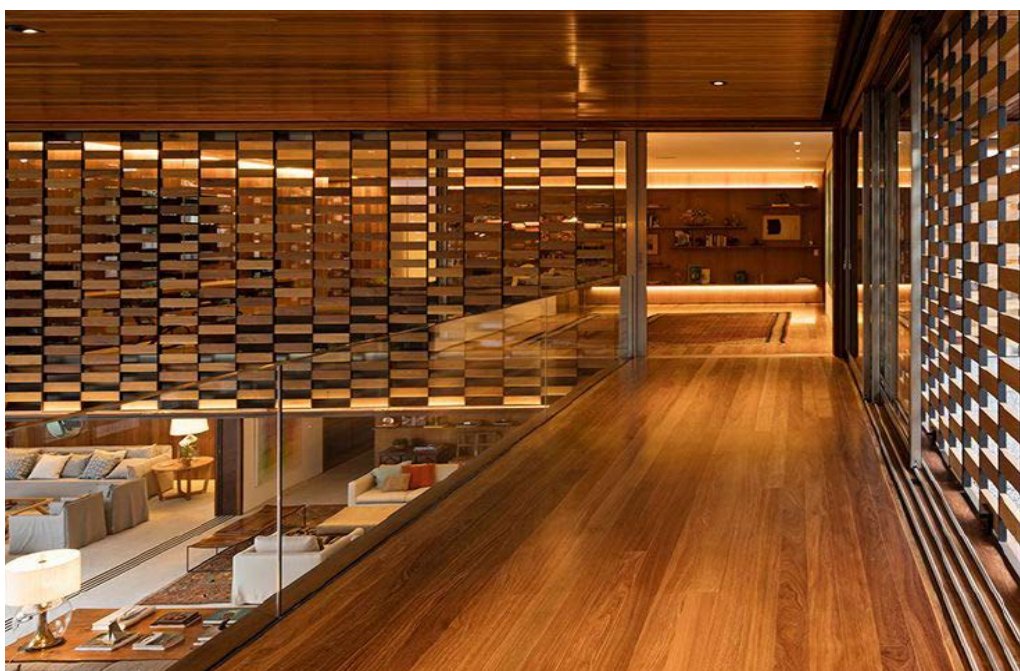
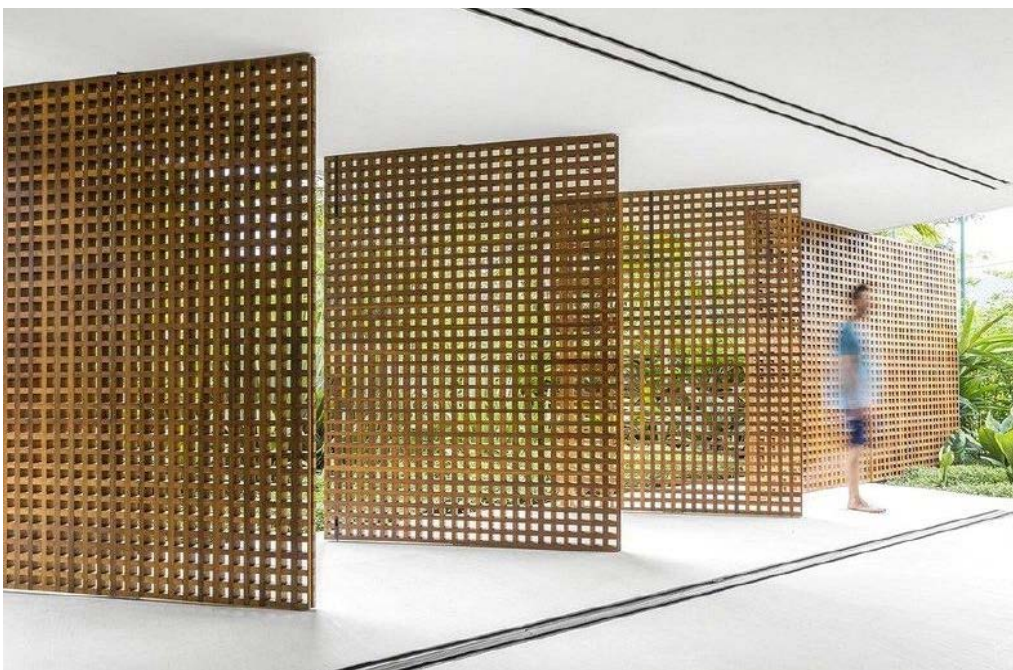
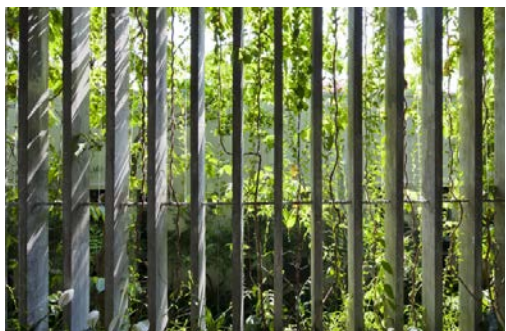


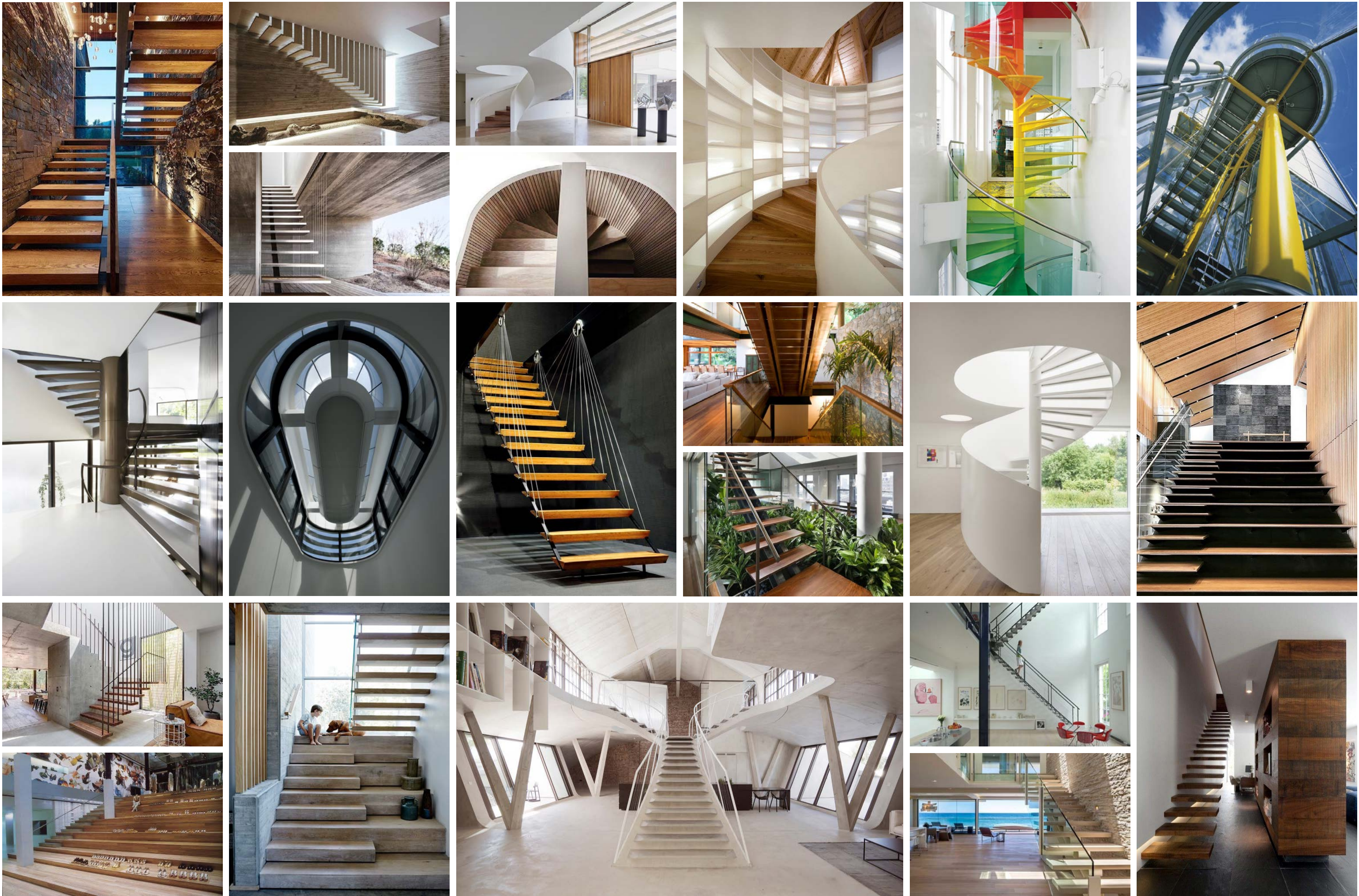








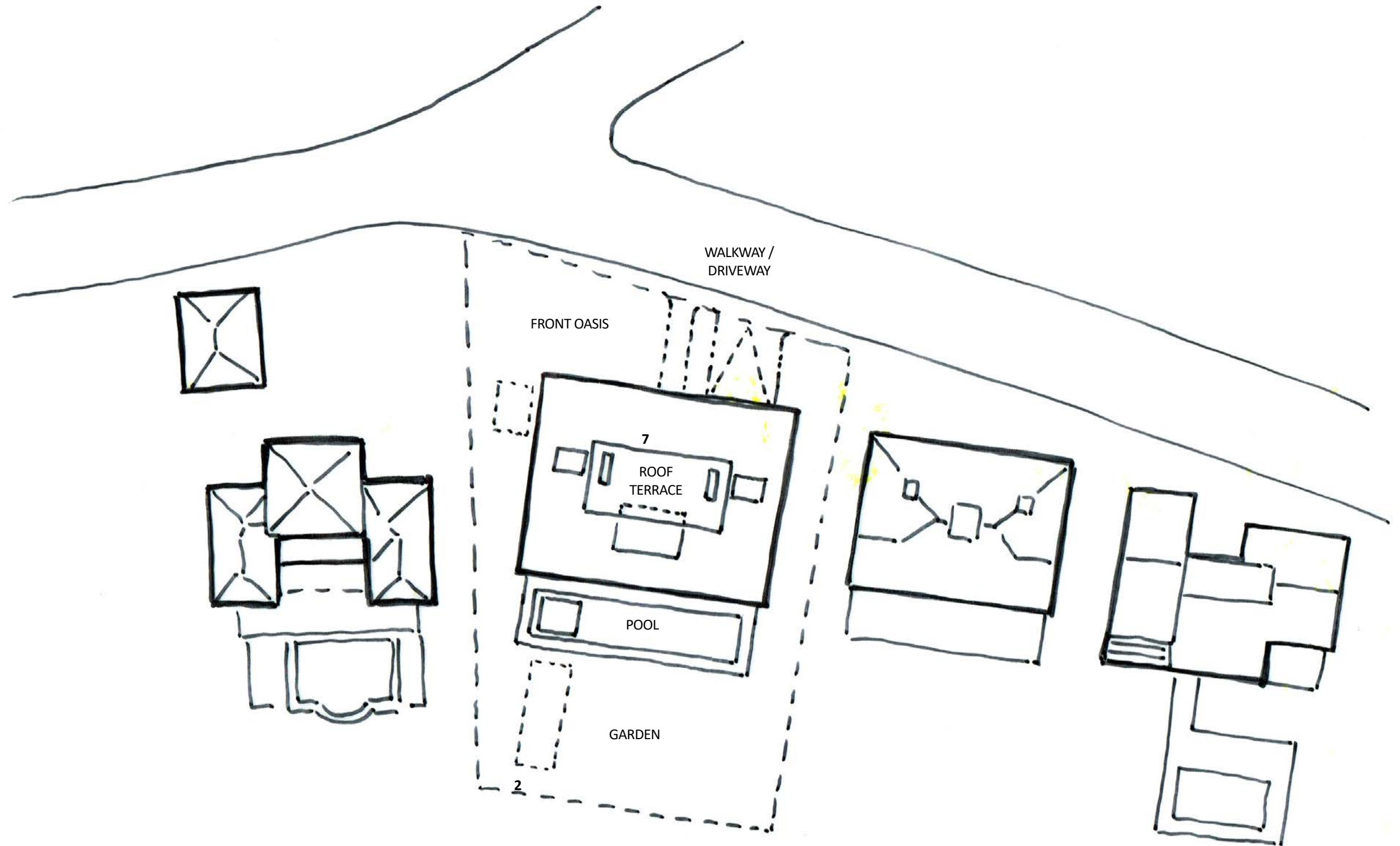




Site Plan

The proposed house is positioned in such a way as to maximise on the higher grounds of the site (north part) and facilitate spectacular seaviews from both building levels as well as the main terrace and pool area.

While the proposed buildings footprint is slightly larger, than the adjacent buildings, it respects the required building setbacks from the site boundaries and allows for an "Oasis" like garden surrounding the house, with particularly lush vegetations both to the front and back of the house.





Site

Total 6500sqf

Building Footprint

Total 1900sqf

(excl. roof overhangs, terraces and access way)

Total Floor Area All Levels (each unit)

Interiors 2000sqf

Basement Garage/Utility 450sqf

Exterior Terraces 650sqf

(excl. front access)

Forecourt

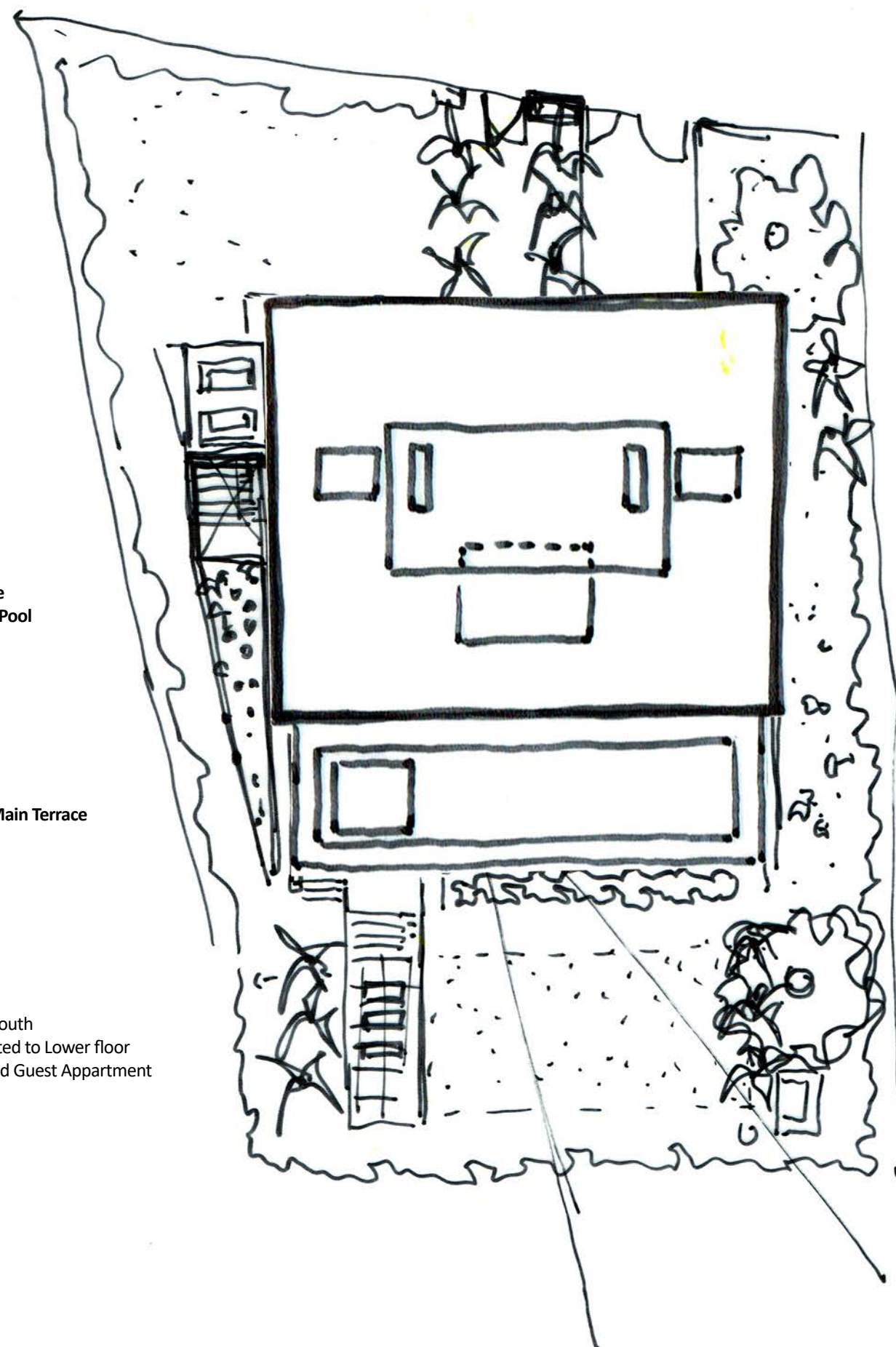
OASIS nord
Guestroom Garden
and Terrace

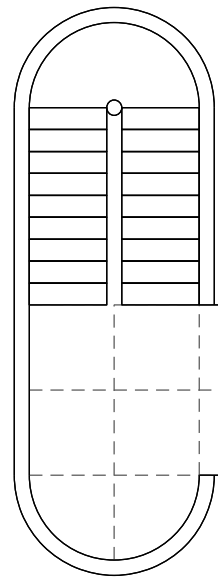
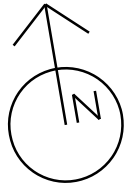
Roof Terrace and Plunge Pool

Pool and Main Terrace

Garden

OASIS south
connected to Lower floor
Gym and Guest Appartment





Groundfloor

Entrance Hall
Wardrobe
Guest WC

Guest Room

Living Room
TV Lounge
Bodega

Dining Room

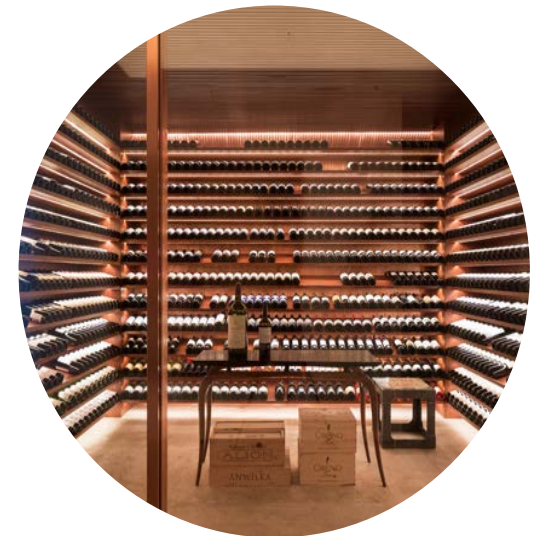
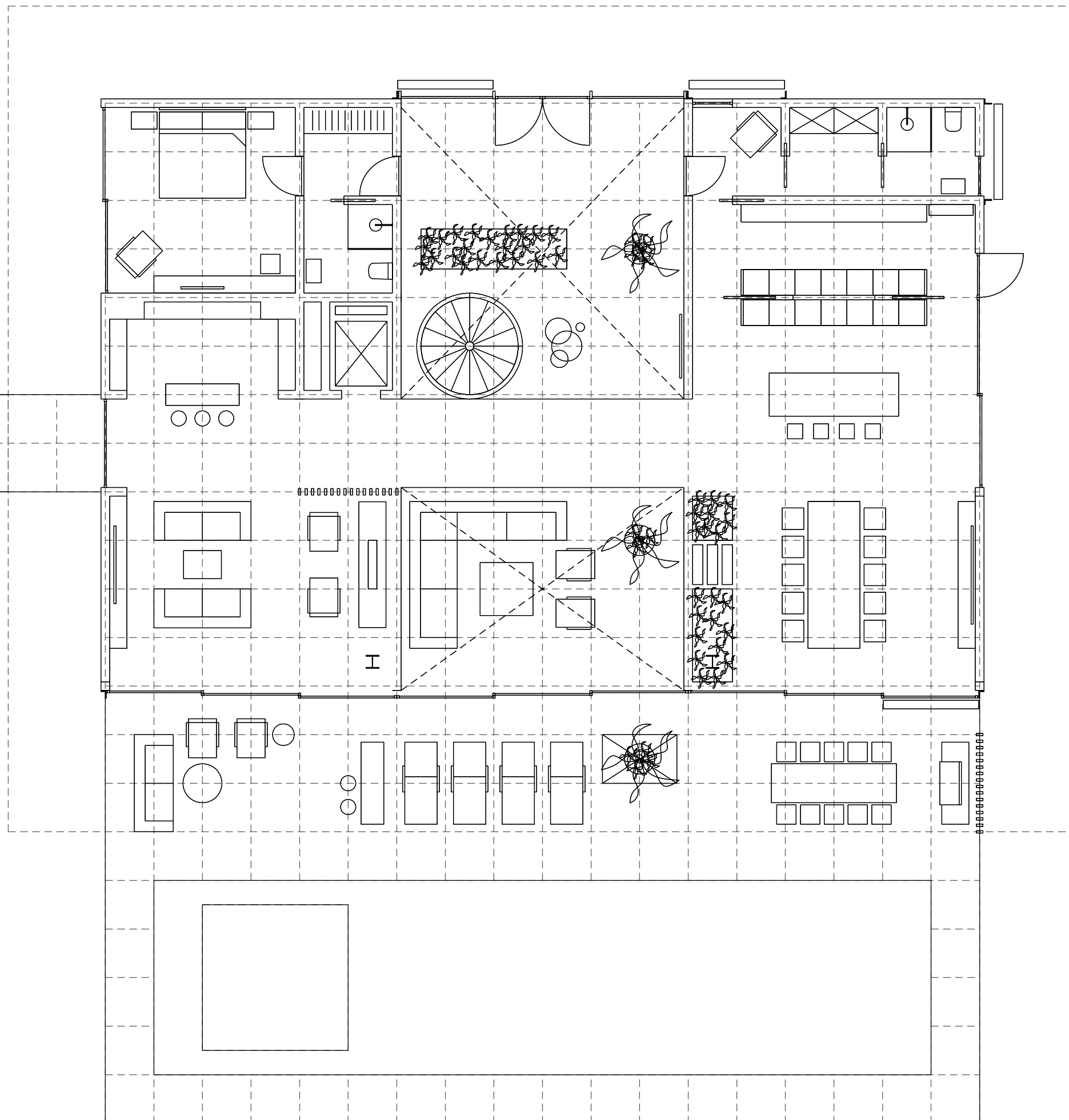
Kitchen
Back Kitchen
Service Zone

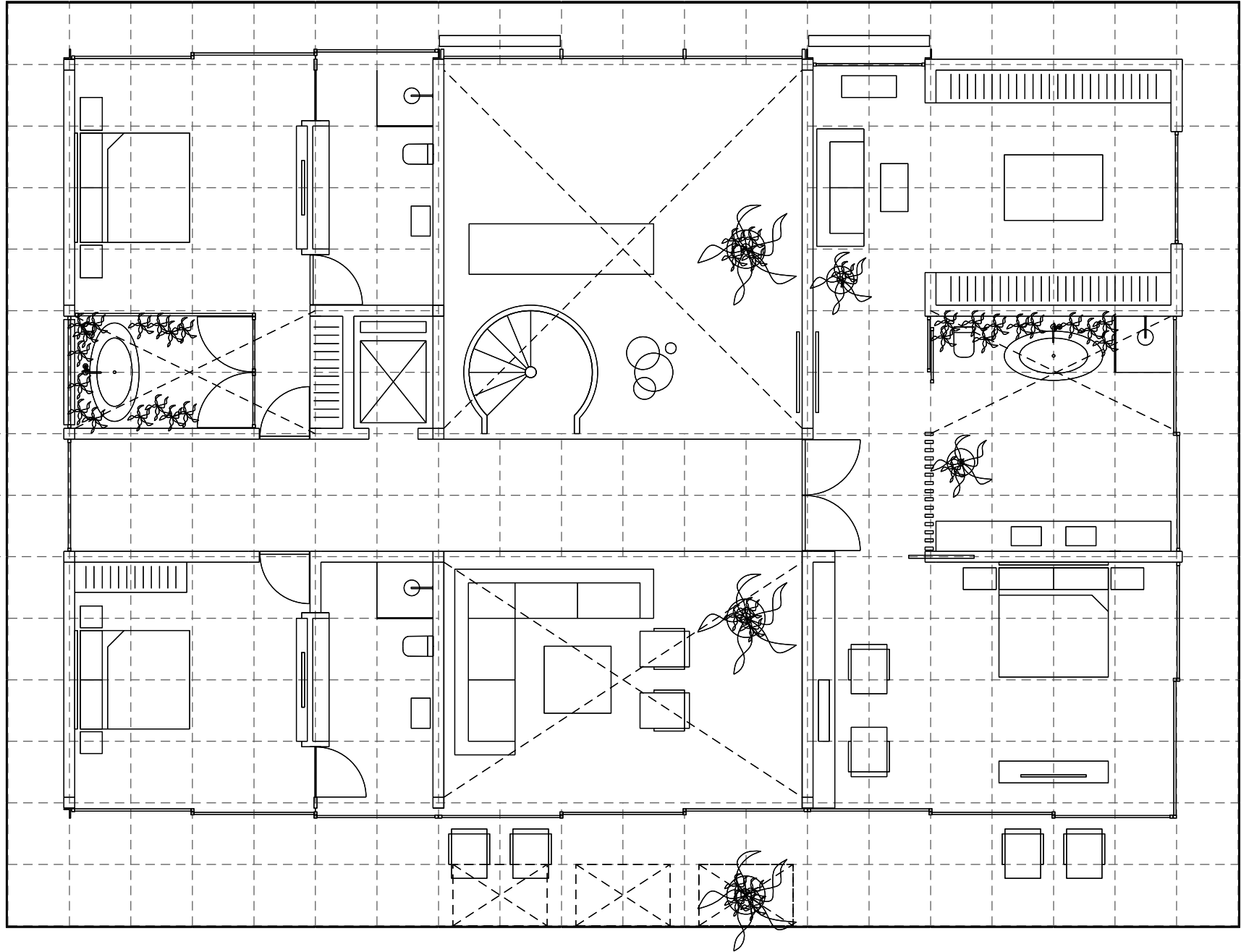
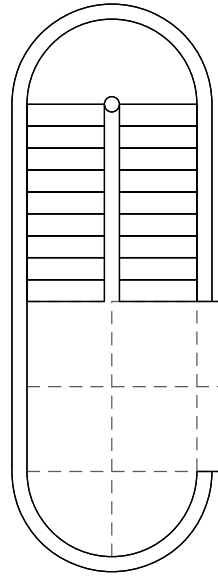
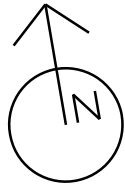
Terrace
Pool

Optional:
External stair or
additional special rooms

Building Footprint

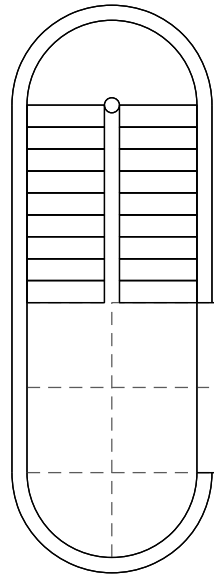
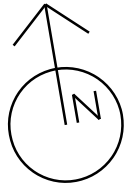
Total
(excl. roof overhangs, terraces and
access way)



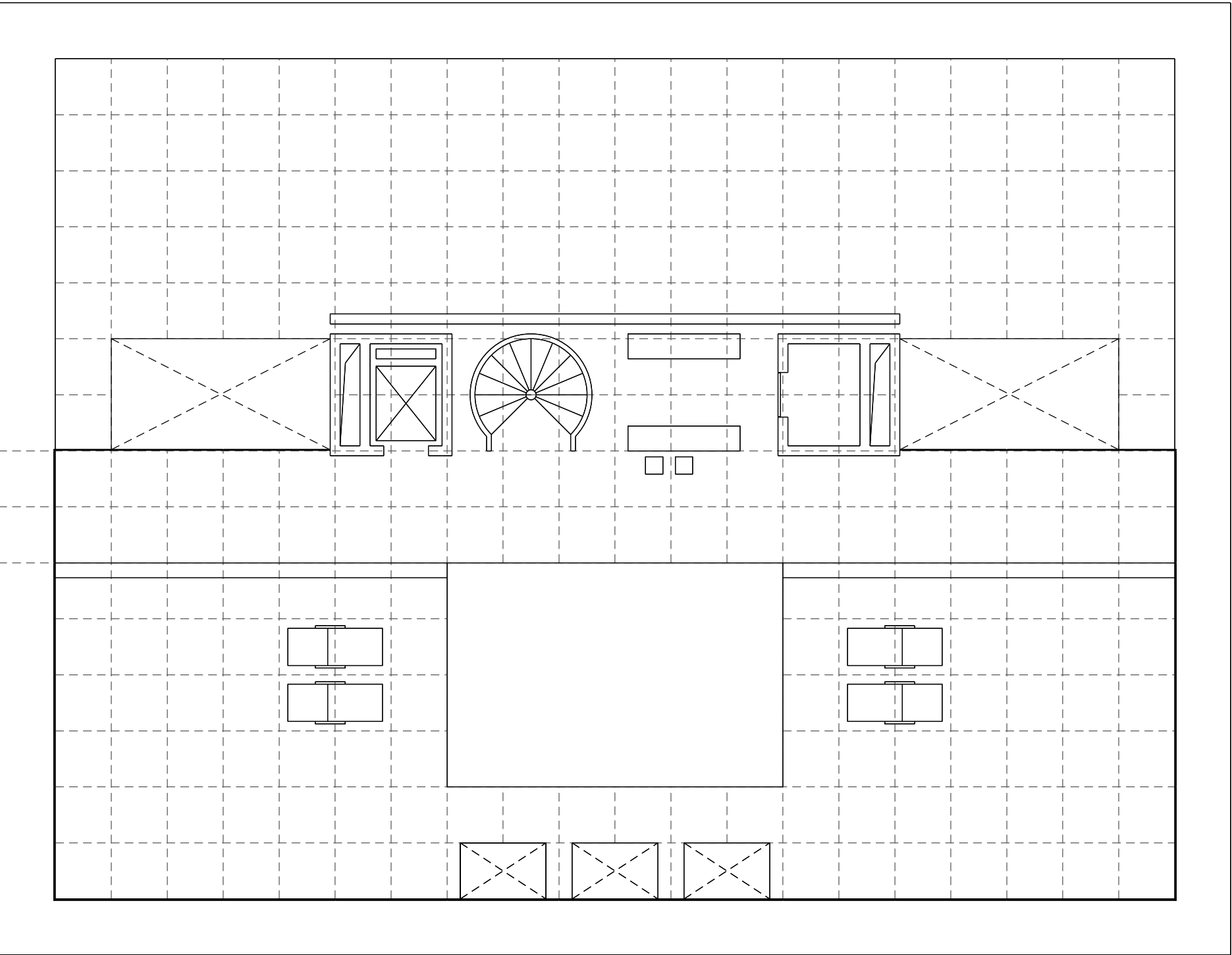


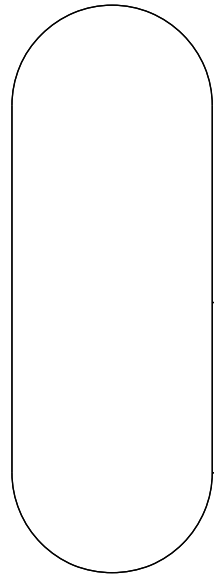
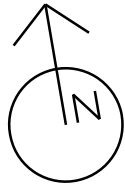
- First floor**
- Master Bedroom
 - Master Bathroom
 - Master Wardrobe
 - Master Corridor
 - Master Terrace
- Bedroom 2
- Bathroom 2
- Terrace 2
- Bedroom 3
- Bathroom 3
- Patio 3
- Bridge and Corridor
- Optional:
External stair or
additional special rooms





- Roof Terrace
- Bar Area (Canopy)
- Plunge Pool
- Terrace "Seaview"
- Backroof (maintenance only)
- Optional:
External stair or
additional special rooms



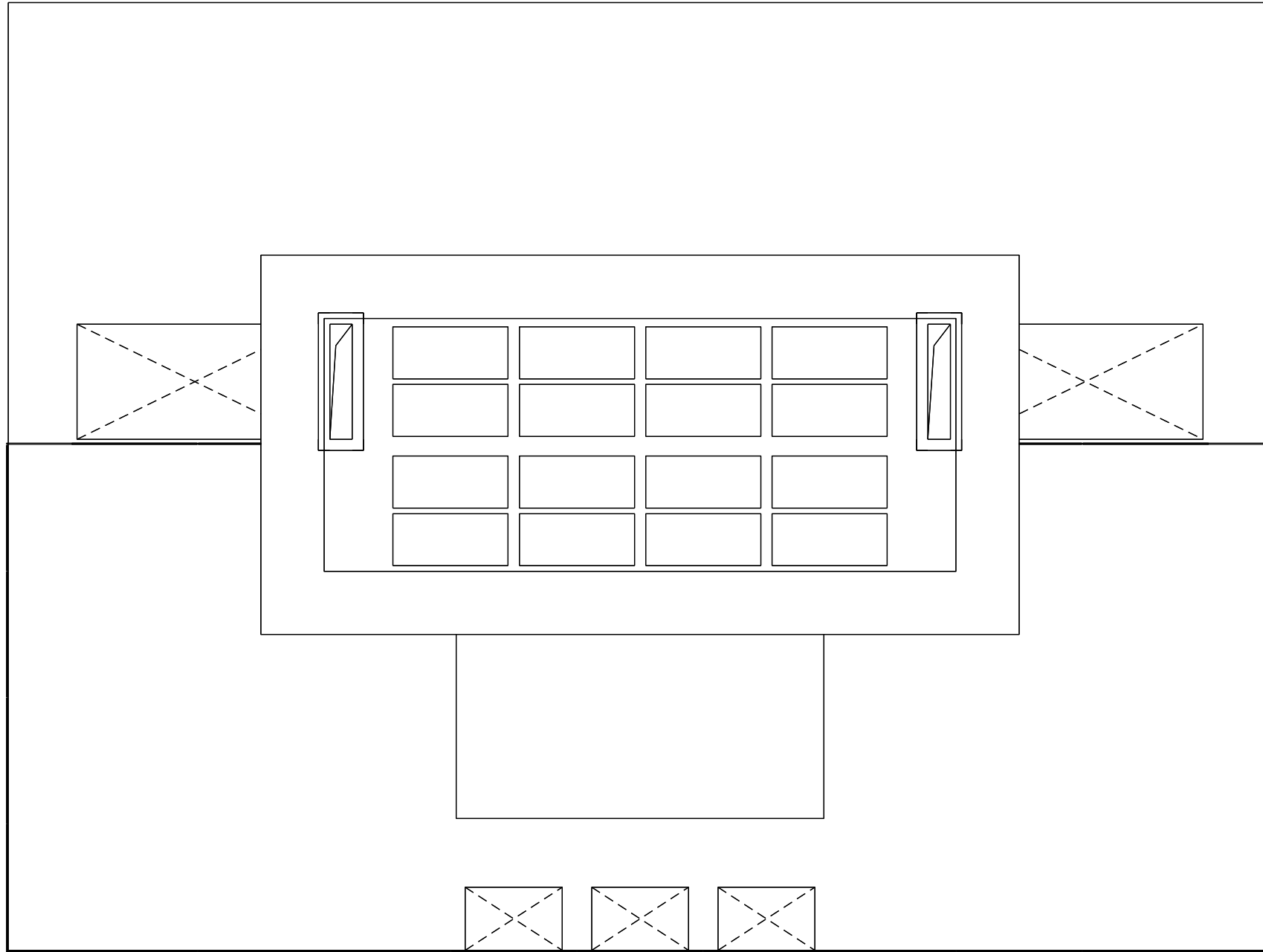


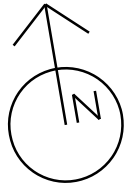
Roof Plan

Solar Panels

Photovoltaic Panels

Chimneys





Lower Floor

Garage

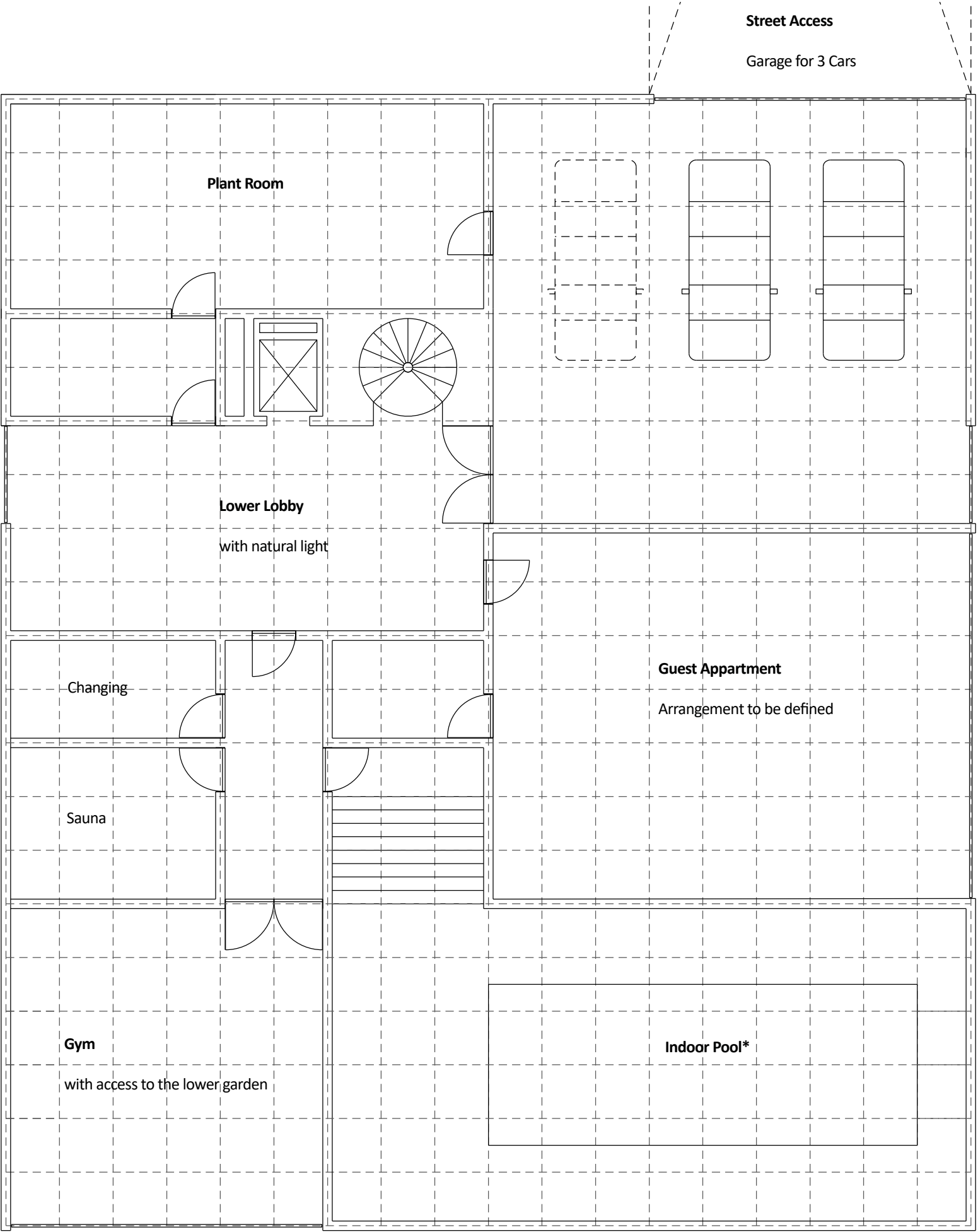
Lower Lobby

Guest Appartment
Guest Bathroom

Gym
Gym Corridor
Gym Sauna
Gym Changing
Gym Indoor Pool (optional)

Plant Room (main)
Plant Room (secondary)

Note:
Generally all Lower Level rooms with limited glazing
only, due to building regulations.
Details tbc.



Indoor Pool*

* Note:
The integration of an indoor pool in this location is
possible, but would increase the total build area on site
slightly beyond the permissible maximum area.
If an indoor pool was indeed part of the project brief,
the overall building design may need to be optimised to
allow for this extra area to be added.

















Resume

The feasibility study shows the great potential of the sites including the potential possibility of its own beach on Marigot Bay. The exact designs (both for Lot 56 and the overall Masterplan) are however subject to change and improvement according to the detailed survey information and the market research for the specific requirements of residential and commercial real estate in this area.

The current designs shall be used as basis for discussion for the further design development and hence your comments are highly welcome.

THANK YOU!

OASIS

BENDINAT

MALLORCA